



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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DEPARTMENT OF PLANNING AND ZONING MARSHA MCLAUGHLIN, DIRECTOR

TECHNICAL STAFF REPORT

Planning Board Meeting of September 20, 2007

Petitioner: Mangione Enterprises of Turf Valley

Subject: Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan

Request: For Planning Board approval of the Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan.

The Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan revises the Final Development Plan map and criteria in accordance with the Fourth Amendment to the Turf Valley Comprehensive Sketch Plan and revises the boundaries and areas of Pods I - S.

In accordance with Section 126.G of the Howard County Zoning Regulations, the developer may propose a revision of the previously approved First Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan, provided that the revised Final Development Plan, including the text criteria, is submitted for review. Planning Board consideration and approval is required in accordance with Howard County Zoning Regulations.

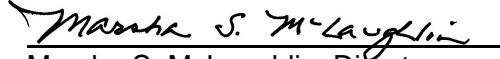
Location: The 529.15-acre site addressed by this Final Development Plan is identified on Tax Map 16, Grid 17, Parcels 8, 50, 394, 401 and 445, in the Third Election District of Howard County, Maryland. It is bounded by Marriottsville Road to the west, Interstate Route 70 to the north, Turf Valley Road to the east, and US Route 40 to the south. Areas within this boundary, but not included in the PGCC-zoned Multi-Use Subdistrict are: the R-20-zoned Turf Valley Section 1 subdivision on Turf Valley Road, the POR-zoned Parcel 15 and two lots of unknown ownership adjacent to the ramp from northbound Marriottsville Road to eastbound Interstate Route 70, and Parcel 48 located on the northbound side of Marriottsville Road approximately 500 feet north of US Route 40.

Site Analysis: The purpose of revising the First Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan is to bring the Final Development Plan into conformity with the Fourth Amendment to the Turf Valley Comprehensive Sketch Plan (approved by the Planning Board on April 27, 2006 as part of Planning Board Case 368) and to revise the boundaries and areas of Pods I – S.

SRC Action: By letter dated August 10, 2007, the Department of Planning and Zoning informed the petitioner that Subdivision Review Committee comments regarding the Final Development Plan amendment had been adequately addressed and that the SRC had no additional comments warranting additional revised or direct submissions.

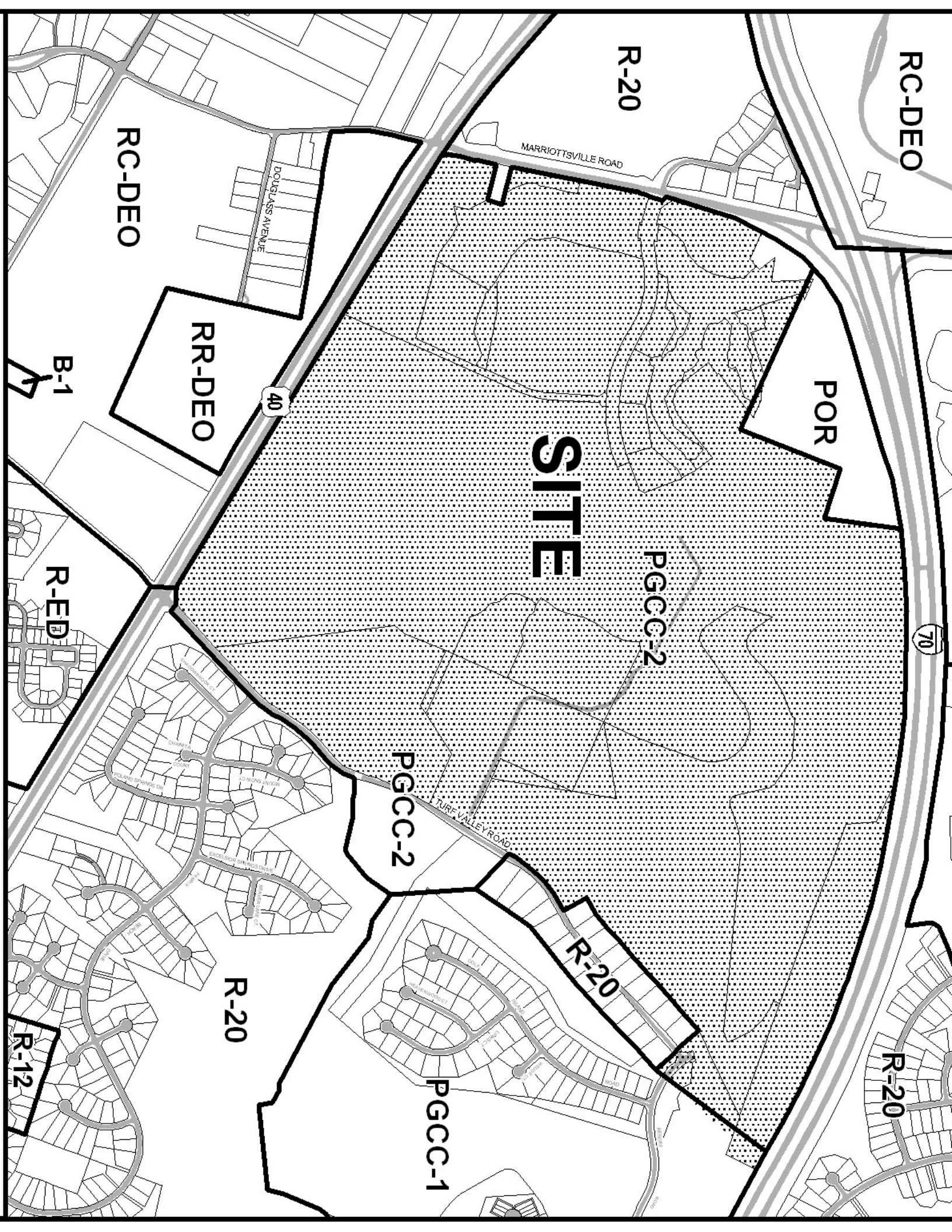
This file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation: The Department of Planning and Zoning recommends **approval** of the Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan.


Marsha S. McLaughlin, Director
Department of Planning and Zoning

09/06/07
Date





RC-DEO

R-20

RC-DEO

DOUGLASS AVENUE

MARRIOTTSVILLE ROAD

POR

SITE

PGCC-2

PGCC-2

PGCC-1

R-20

R-20

R-20

B-1

R-ED

R-12

70

40

FIRE VALLEY ROAD